



## 7 Housing

Table 7.3 Housing Types 1970-2000 Numeric and Percentage										
	1970		1980		1990		2000		2004	
Single-Family	2,215	91.0%	3,607	84.0%	4,103	73.0%	4,666	72.0%	5,050	72.0%
Multi-Family	232	9.0%	663	16.0%	1,528	27.0%	1,814	28.0%	1,961	28.0%
Total Dwelling Units	2,447	100.0%	4,270	100.0%	5,631	100.0%	6,480	100.0%	7,011	100.0%

Source: U.S. Census, Avon Building Dept.

through its land use policies and regulations. While the majority of the housing stock consists of single-family homes on individual lots, there are also condominiums, apartments, active adult communities, assisted living facilities for the elderly, and skilled nursing and rehabilitation facilities. **Table 7.3, Housing Types in Avon 1970-2000**, presents this mix and **Chart 7.1, Housing Types in Avon 1970-2000**, graphically presents this information. The current mix of 72% single-family homes and 28% multi-family homes has served the Town well. This has remained constant since 1990. This ratio has provided opportunities for buyers and renters with varying levels of income as well as age. In order to maintain this balance as the Town moves toward buildout, it will be necessary to approve 200-300 additional

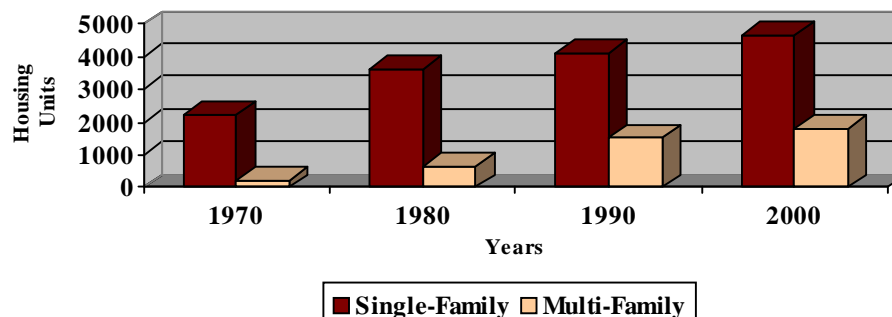
multifamily units. **Table 7.5, Existing Multi-Family Developments**, presents a list of existing multi-family projects.

Table 7.5 Existing Multi-Family Developments	
Project Name	Number of Units
Farmington Woods	976
Avonwood	188
Avon Mill	188
Towpath	57
Colonial Manor	60
Whispering Pines I	40
Whispering Pines II	53
Rivermead	80
Hunter's Run	264
Old Farms Crossing	45
Forest Mews	40
Buckingham at Avon *	57

\* 34 Built as of Dec. 1, 2005

Source: Avon Planning & Zoning

**Chart 7.1 Housing Types in Avon 1970-2000**



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Planned Residential Development: Pond Place



Condo/Townhouses: Rivermead



Apartments: Avon Mill

## Types



Single Family: Bridgewater



Single Family: Buckingham



Single Family: R-15 Zone



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Plan view of a portion of Buckingham Subdivision, East of New Road

### Median Sales Prices and Total Home Sales

The median price of a single family home in Avon was \$445,500 for the three year period FY 2003-2005. As seen in **Table 7.6** entitled median sales prices and total sales, Avon, the Farmington Valley, and the Capitol Region housing prices in Avon are well above other towns in the region. In addition there were 1,656 homes sold in Avon during this 3 year period for an average of 552 sales per year.

This high cost of housing makes the dream of home ownership more difficult to obtain for some. The Capitol Region Council of Governments defines affordability as a home which can be purchased by a family with wages equal to 80% of the median income of the region. Using this definition less than 3% of all transactions in the past three years would be considered affordable.

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### Future Projections/Build Out

An analysis of all residentially-zoned, vacant parcels over 5 acres in size was conducted to determine future development potential. In addition, parcels with a single home but with more than 5 acres of vacant land area above that needed to support that home were also analyzed. The analysis was done using a computer technology, known as a Geographic Information System. Seventy eight parcels meeting these criteria were analyzed. These properties ranged in size from 5 to 400 acres. Forty four of these parcels are greater than 10 acres in size. **Map 7**, entitled **Buildout Analysis**, depicts those parcels greater than 5 and 10 acres in size which were analyzed. The study assumes no changes to the existing zoning map. Natural features, such as steep slopes, floodplain, and wetlands were also considered. Current Regulations which only award partial credit for these areas when calculating permitted density were also applied. Allocations were also made for the land area needed for road construction. Each of these requirements have the effect of diminishing the number of potential

building lots, especially those parcels which are heavily encumbered by steep slopes, floodplain, or wetlands. Taking into account all of these factors, and adding the existing inventory of approved but unbuilt lots, results in the potential for approximately 1,200 more homes.

This estimate assumes no development of the large, undeveloped parcels owned by the Avon Old Farms School. The school presently owns over 600 acres of land not needed for the operation of the school. This land is not protected open space and is currently zoned as educational land (EL). A zone change would be required for any type of residential development. However, if the school was to request a zone change to either R-40 or RU-2A and it was granted, this land would have the potential for 200-600 additional lots. The Commission is not aware of any plans by the School to develop this land at this time. This property has been identified as a high priority for acquisition in Chapter 5, Open Space and Recreation. In addition, please see recommendations contained in Chapter 11 Neighborhood Policies, specifically Neighborhood 6.

**Table 7.6 Median Sales Prices and Total Sales  
Three Year Median FY 2003-2005**

Municipality	Single-Family Homes		Two-Family Homes		Three-Family Homes		Condominiums		Total of All Homes	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Avon	1,040	\$445,500	4	\$202,500	0	N/A	612	\$248,000	1,656	\$366,625
Canton	448	\$315,000	16	\$186,450	5	\$213,000	241	\$186,000	710	\$261,750
East Granby	216	\$250,000	1	\$311,100	1	\$220,000	62	\$104,500	280	\$224,250
Farmington	837	\$333,500	22	\$225,000	2	\$223,000	387	\$170,000	1,748	\$229,500
Granby	521	\$285,000	1	\$380,000	3	\$110,000	106	\$218,000	631	\$275,000
Simsbury	1,179	\$319,950	7	\$198,500	0	N/A	395	\$154,700	1,580	\$279,000
Capital Region	25,016	\$225,000	1,671	\$173,000	968	\$176,000	9,931	\$142,500	37,486	\$195,000

Source: Capital Region Home Sales Price Report, July 2004 to June 2005



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As reported in Chapter 2, Demographics, the average household size in Avon is 2.54 persons. For purposes of projecting population at buildout, this Plan reasonably assumes there will be no significant change in this statistic. In addition, it is also reasonable to assume that any changes to zoning and subdivision regulations aimed at lessening environmental impacts (which would result in fewer homes), as discussed in Chapter 2, Natural Features, may be offset by some approvals of additional multi-family units. The result of these 2 factors is likely to produce the construction of a similar number of new housing units overall. The predicted population, therefore, is 3,048 (2.54 x 1,200) plus the existing population of 17,000, or 20,048 at buildout.

### Goals and Policies

#### Goal:

Provide for residential environments which are healthy, varied, safe, and attractive.

#### Policies:

1. Base residential density upon limitations and opportunities offered by topographic and soil conditions, proximity to public streets, and the economic and efficient provision of public utilities such as water and sewer.
2. Encourage attractive neighborhood design in new residential areas through providing a variety of development methods in the Zoning Regulations and Subdivision Regulations.
3. Broaden the range of housing types to meet the varied housing needs within Avon. Give special consideration to elderly and affordable single-family and multifamily housing opportunities.
4. Limit multifamily and planned residential developments to areas served by public sewer and water and easily accessible to collector and arterial roadways and alternative transportation modes.
5. Protect and enhance the character of existing residential neighborhoods.
6. Promote cluster development on larger land tracts where public water and sewer are available as a means to preserve meaningful open space while maintaining densities permitted in the underlying zone.
7. Encourage multifamily housing on parcels deemed appropriate. For purposes of this report, multifamily housing is defined as a housing development which results in a density which is greater than the underlying zone. Individual units may be attached or detached, located, or on land held in common. Consider using TDR or TRD as discussed in Chapter 5 as a means to promote multi-family housing in appropriate locations while at the same time preserving open space on a separate parcel of land.
8. Increasing the required open space dedication in subdivisions from the current five percent to ten percent, which is consistent with the

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Standard set by Connecticut General Statutes regarding fee in lieu of open space.

9. Much of the remaining vacant land in Avon has considerable development constraints relating to steep slopes, wetlands and floodplain. The current developable land formula contained within the Zoning Regulations does not adequately address adverse environmental impacts which can result from the development of land with a preponderance of these conditions. These Regulations should be strengthened. Options include:

- Require that each lot be able to fit a uniform rectangle (containing 20,000 square feet of area) within lot boundaries where the land within the rectangle has slopes less than 25% in their pre-disturbed state. No wetlands and no floodplain areas. Require that a house be constructed within this rectangle.
- Limit the amount of grading which is allowed in the construction of new roadways in order to meet the maximum permitted road grade of 12%. (i.e., no contour may be changed by more than 10 feet plus or minus at any location.)
- Retain the developable land formula but award no credit for land which has slopes in excess of 25%; is defined as a wetland soil type (by State Statute); or is below the 100-year floodplain.

- Require that an accurate estimate regarding earth removal be provided at the time of application. Prohibit the issuance of earth removal permits following the approval of the project.
- Place limits on the amount of earth which can be removed from a site.
- Some combination of the above.

10. Consider the use of transfer of development rights for single-family subdivisions as a technique to preserve open space while permitting landowners to realize monetary benefits from their land.